

WATERTOWN PLANNING BOARD

DATE: August 10, 2016 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Meeting

PRESENT: John Hawes; Chair, Jeff Brown; Fergal Brennock; Gary Shaw; Janet Buck
Steve Magoon, Director; Ingrid Marchesano, Clerk; Andrea Adams, Senior Planner

CASE PENDING

- **11 Molloy Street; Michael Boris – Special Permit (ZBA-2016-11)**

Ken Leitner, Atty, this is a proposal to construct a 2-family house on a 8.488 s.f. lot located in a T zone. Relief requested is for a parking in a front yard. 2-car garage is facing front with a master bedroom above. This is an appropriate site for this use, it will improve the neighborhood that is located behind Newly Wed foods. Appropriate facilities will be provided, all criteria have been met.

Andrea Adams, the Special Permit is needed for construction of a 2 family house with a garage. The Historical Commission determined that the existing 2-family house and a garage was not preferable preserved. The design of the proposed structure is in keeping with the characteristics of the neighborhood. The staff is recommending that the edge of the proposed driveway has curbing to discourage vehicles from parking on the lawn. Landscape plan is showing 2 trees in front. Staff recommends an approval with the conditions.

Jeff Brown motioned to recommend to the Zoning Board of Appeals approval of a Special Permit under Section 6.02(j) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report.

Fergal Brown seconded the motion.

Voted: 5-0 In Favor

CASE PENDING

- **Pleasant Street (Utility Pole near Repton Circle Parking Lot; Cellco Partnership d/b/a Verizon Wireless c/o McLane Middleton, PA – Special Permit & Telecommunication Variance (ZBA-2016-07)**

John Hawes, a further research is needed, it is unclear who owns the pole where the equipment will be placed.

Victor Manougian, Atty, McLane&Middleton, representing Verizon Wireless, the pole appeared in 2012, it was installed by Verizon on the Repton Mews property. It belongs to Verizon Telecommunication. We are asking the Board for continuation to address the issue of ownership.

John Hawes, the petitioner needs to address justification of coverage and present alternatives of location. These issues and the legality should be addressed together.

Janet Buck, has anyone come in front of the Board in the last few years with the same request ?

Gary Shaw, would it be appropriate for us to vote without all the information ?

Steve Magoon, Planning Board is not utility approval body. It is important for the issues to be resolved and allow the applicant to come back with the information. Planning Board is the advisory Board, the petition will continue to Zoning Board of Appeals because of the Variance request. This is the first time that such a pole installation is in front of the Board.

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Jeff Brown motioned to continue the petition to the September meeting of the Planning Board
Fergal Brown seconded the motion. Voted: 5-0 In Favor

OTHER BUSINESS

Steve Magoon, this is a discussion about series of topics that was discussed during the appointment interviews. A list of CPTC courses is being offered for the fall of 2016. It will be scheduled at various locations. They can also be scheduled at the Board's convenience and tailored to our community. It can be combined with other communities.

John Hawes, the Planning Board meeting regularly scheduled for Wednesday September 14 has been rescheduled to Thursday, September 22.

John Hawes adjourned the meeting at 7:45 PM.

MEETING ADJOURNED: 7:45 PM MINUTES APPROVED: _____
For more detailed Minutes see the DVD dated 8/10/16 which is available in the DCDP office.